



Researched and prepared by

Susan Hartman

Subject Property

35 Anthony Ave

Hanover, PA 17331

Prepared exclusively for

Chris & Patty Sontago



**Susan Hartman**

RE/MAX Quality Service, Inc.

1147 Eichelberger St

Hanover, PA 17331

(717) 634-7520

buyorsellwithsusan@gmail.com

Copyright: BRIGHT MLS© 2023 All rights reserved.

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

# Comparative Market Analysis



Researched and prepared by  
**Susan Hartman**

Prepared exclusively for  
**Chris & Patty Sontago**

Subject Property  
**35 Anthony Ave**  
**Hanover, PA 17331**



**Susan Hartman**

RE/MAX Quality Service, Inc.

1147 Eichelberger St

Hanover, PA 17331

(717) 634-7520

buyorsellwithsus@gmail.com

Copyright: BRIGHT MLS© 2023 All rights reserved.

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.



Monday, February 27, 2023

## Comparables Overview

This page summarizes key fields of the listings in this analysis.

### The listings in this analysis can be summarized as follows:

Listing Price between \$415,000 and \$499,900

3 to 6 Bedrooms

2 to 4 Full Bathrooms

2,165 to 3,365 Square Feet

\$141.46 to \$194.51 per Square Foot

\$146.23 to \$192.69 per Sold Square Foot

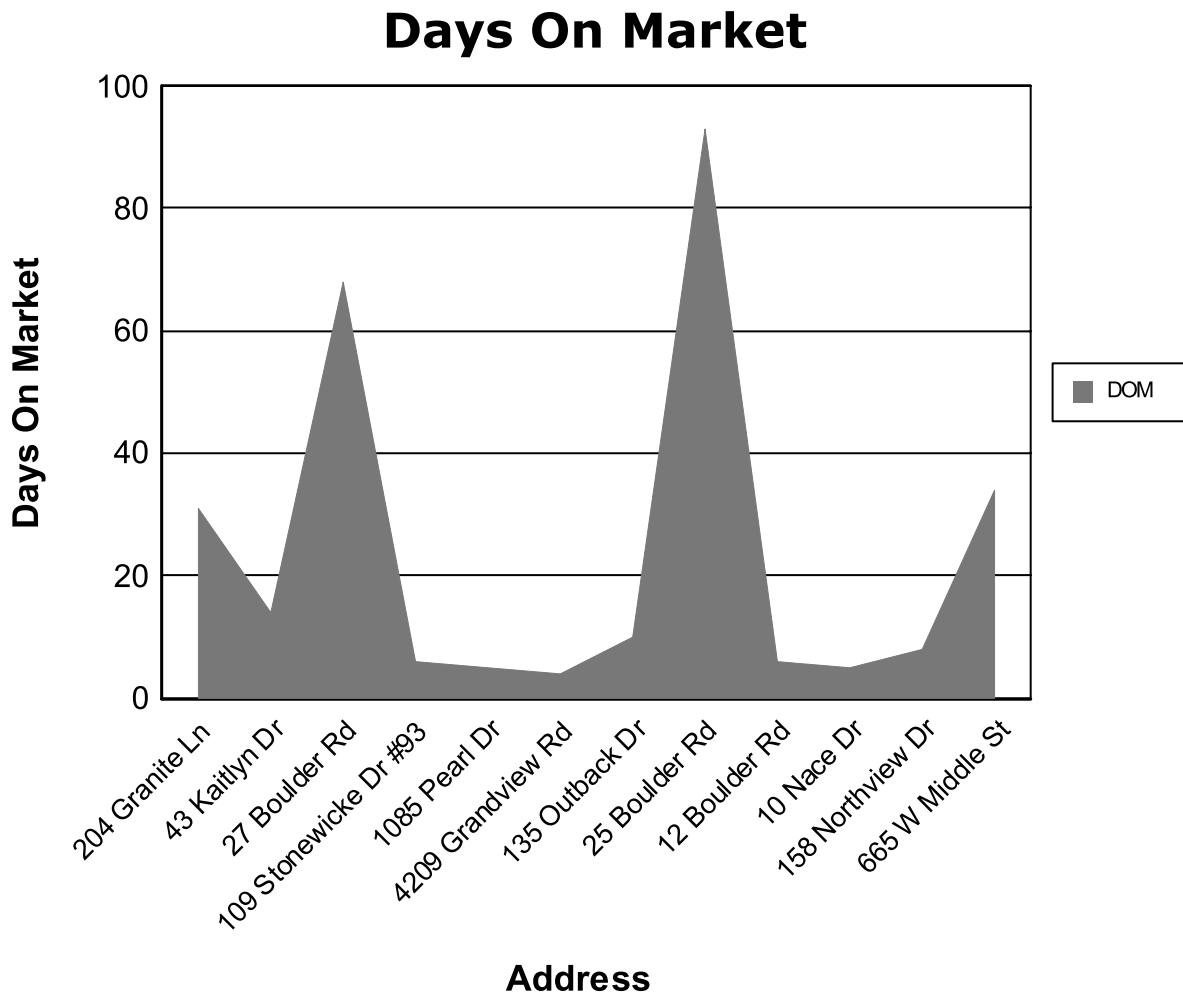




Monday, February 27, 2023

## Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

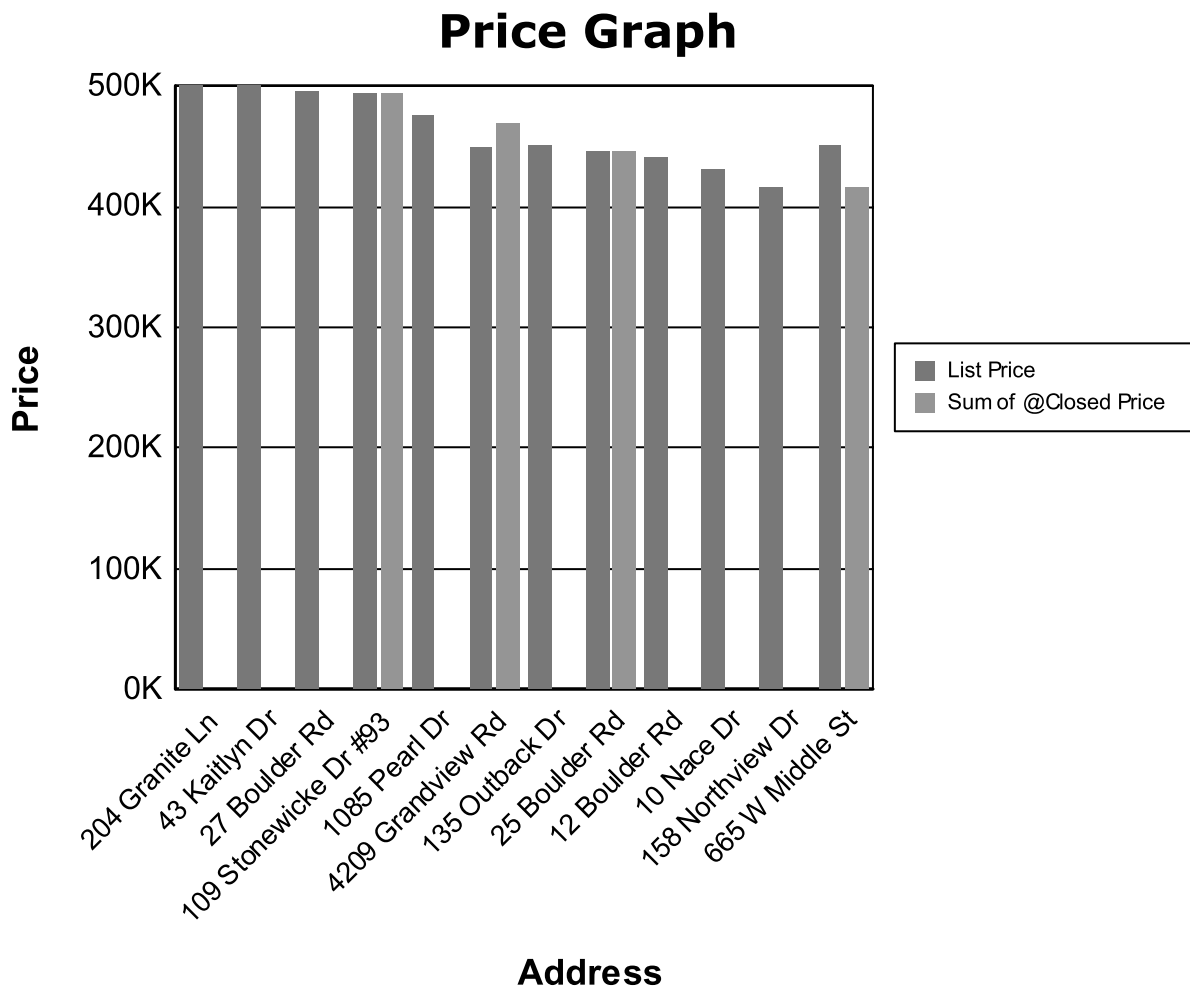




Monday, February 27, 2023

## List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**204 Granite Ln, Hanover, PA** **Active** **\$499,900**



**MLS #ID:** PAYK2035614  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** THORNBURY HUNT  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:** Asphalt Driveway  
**Condition:** Excellent

**Beds:** 4  
**Baths:** 2 / 1  
**AbvGrdFinSF:** 2,783 / Estimated  
**Lot Size:** 1a / 24,799.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2018  
**Basement:** Yes / Rough Bath Plumb, Space  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Welcome to this expanded "Congressional" model built by J. A. Myers Homes, only 5 years old in the lovely subdivision of Thornbury Hunt. Why wait for new construction when you can buy this gorgeous 4BR colonial with so many nice upgrades. This home is situated on a half-acre premium lot with peach, apple and pear trees, along with great rural views. Please note the rear property line continues far past the elegant wrought iron fence, see aerial view photo which shows the approximate property lines. Before stepping inside, you will love the exterior features which include an impressive partial stone accent front, a covered front porch, large maintenance free deck, rear fence, walk out basement and an oversized two car garage. Step inside to this 2-story foyer and you will fall in love with the elegant hardwood floors in most all rooms, including the upper level! The open floor plan features 9ft ceilings on the main level, a formal living room, dining room, large breakfast area overlooking a gorgeous kitchen which features stunning granite counters, large granite island, numerous 42-inch cabinets, stainless steel appliances, a spacious family room with a GAS fireplace, and a powder room. The upper level has 4 generous size bedrooms including a large owner's suite with a spacious private bathroom which includes a soaking tub, separate glass shower, and a dual vanity in addition to a hall bathroom and laundry area. The lower level is unfinished but set up perfectly to add a 5th bedroom with a window, rough in plumbing for a bath and a large recreation area with windows and a walk out to the rear. Some additional nice amenities include; an open concept floor plan on the main level, cathedral ceiling, recess lighting, custom window treatments, radon remediation system and a sump pump. Schedule a tour soon before it's gone! Settlement contingent on seller finding home of choice. Kindly bring a mask and wear inside of the home when touring. Much appreciated. Please note there is a Ring Doorbell device in which you may be being recorded with audio.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

43 Kaitlyn Dr, Hanover, PA Pending \$499,900



**MLS #ID:** PAYK2035808  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** HIGH POINTE NORTH  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 3  
**Parking:** Asphalt Driveway  
**Condition:**

**Beds:** 4  
**Baths:** 3 / 1  
**AbvGrdFinSF:** 2,570 / Assessor  
**Lot Size:** 1a / 22,002.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2014  
**Basement:** Yes / Full, Outside Entrance, Pa  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Welcome to this beautiful 8 year young, one owner home in High Pointe North! From the moment you step foot into this meticulously kept, move-in ready home, you'll know you've found "the one"! You'll love the openness of the main level and its arched entryways as you walk past the spacious dining room with its stately columns, wainscoting, and beautiful chair rail/crown molding. Any chef will love the gorgeous open kitchen with its stainless appliances, including a gas cooktop and a double wall oven, granite countertops, and abundance of cabinetry and cooking space. Just off of the kitchen is the large, open living room, complete with a cozy gas fireplace and some unique architectural design elements. From the living room, you'll find a wonderful sunroom - the perfect spot for your morning coffee or a good book! With its vaulted ceilings and plenty of natural light, this could easily be one of your favorite rooms in the house! Just off the sunroom is access to your private composite deck, which overlooks your beautiful level lot and beyond! Moving down the hall off of the kitchen you'll pass the separate laundry room and the convenient half bath and on your way to the huge 3-car, side entry garage! On the opposite side of the main level you'll find your getaway at the end of a long day - a wonderful primary bedroom and en suite bathroom. The spacious bedroom boasts a gorgeous tray ceiling, and the bathroom has double undermounted sinks, granite countertops, a separate shower and soaking tub. You'll find plenty of closet space as well! Upstairs, you'll find three additional generous bedrooms as well as a shared hall bath. Making your way to the lower level, you'll be blown away by the huge, beautifully finished area providing you with an additional 1,100 square feet of living space, and an additional 450 unfinished square feet for storage! Featuring a walk-out to a wonderful patio, the finished lower level also contains a convenient full bath for you and your guests! This home has dual zone heat/AC, and is Energy Star Certified! Schedule your showing today, as this is the one you've been searching for!





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

### 27 Boulder Rd, Hanover, PA Pending \$495,000



**MLS #ID:** PAYK2033254  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** WHISPERING RUN  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 3  
**Parking:**  
**Condition:** Very Good

**Beds:** 4  
**Baths:** 2  
**AbvGrdFinSF:** 3,365 / Assessor  
**Lot Size:** 1a / 23,087.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2008  
**Basement:** Yes / Full, Heated, Improved, O  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Don't miss this quality built custom home in South Western School District. Kids Kingdom Park is located behind the property so no homes will be built behind your house for added privacy. Less than 10 minutes away from beautiful Codorus State Park. This custom home has 4 large bedrooms and 4 bathrooms. This custom gourmet kitchen includes maple cabinets, granite countertops, large island, double oven and gas range. Extra wall of storage cabinets to double your storage. Large pantry right off the kitchen. Off the kitchen the laundry room doubles and half bath. Large 3 car garage with insulated doors and walls. The main level consists of a formal living room with a large bay window, large family room with a beautiful stone gas fireplace, separate dining room and a breakfast area. On the 2nd floor you will enjoy the huge owner's suite with built in tv alcove and sitting area. The 13' x 11' walk in closet could be made into a nursing room right off the master. The master bath consists of an open walk in tile shower, luxury soak-er tub, ceramic flooring and double vanity. The basement is an entertainers dream. The large finished recreation room has plenty of room for a pool table and large screen tv. There is also a half bath and poker room or play room. Walk out basement door for easy access. The house also includes a security system, a storage shed in the backyard, large composite deck and a fire-pit sitting area. Come visit this beautiful custom home.

### 109 Stonewicke Dr #93, Hanover, PA Closed \$493,499



**MLS #ID:** PAYK2028632  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** STONEWICKE  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:**  
**Condition:** Excellent

**Beds:** 4  
**Baths:** 2 / 1  
**Cls Price:** \$493,999  
**Cls Date:** 9/28/2022  
**Concessions:** \$0  
**AbvGrdFinSF:** 2,577 / Estimated  
**Lot Size:** 0a / 18,295.00sf  
**Lot Dim:** 0.00 x 0.00  
**Condo/HOA:** \$0  
**New Constr:** Yes  
**Year Built:** 2022  
**Basement:** Yes / Connecting Stairway, Full,  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** This Arcadia model features, 4 bedrooms, 2 1/2 baths, 2 car garage with carriage style garage doors and remote, 9' ceilings on first floor, open foyer, formal living room, dining room, study, family room with gas fireplace, open to kitchen, kitchen with large island with overhang, (2) pantries, first floor laundry, upgraded quartz countertops, stainless steel appliances, upgraded laminate flooring, upgraded carpet & padding, Owners bedroom with cathedral ceilings, (2) walk in closets, Owners bathroom with tiled shower, tile floor, double sinks, linen closet, hall bath, nice size bedrooms 2, 3, & 4. 3 pc. rough in basement, areaway walkup from basement and much more!





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**1085 Pearl Dr, Hanover, PA** **Pending** **\$474,900**



**MLS #ID:** PAYK2036198  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** WHISPERING RUN  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:**  
**Condition:** Very Good

**Beds:** 6  
**Baths:** 4 / 1  
**AbvGrdFinSF:** 3,140 / Assessor  
**Lot Size:** 1a / 22,002.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2017  
**Basement:** Yes / Full, Interior Access, Outs  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Need space? Like to entertain? Built in 2017, this great home is over 3,000 sq ft with 6 bedrooms, 4.5 baths and an amazing fully fenced back yard featuring a built in pool, hot tub, two patios (1 with a gazebo) and a large trek style deck. The kitchen features a large island, walk-in pantry, stainless appliances and granite countertops. There is a main level bedroom that can also be used as an office. Nice sized laundry room off the kitchen with main level convenience. Upstairs you'll find a nice sized primary bedroom with sitting area, two walk-in closets and a private bath including a soaker tub, separate shower and double sinks. The second bedroom upstairs also features a private full bath. Third full bath upstairs has access from the hall for the remaining bedrooms. The basement is partially finished with one room and a private full bath. The unfinished basement area is spacious and offers the potential to finish in the future. Conveniently located in South Hanover for easy commute to MD.

**4209 Grandview Rd, Hanover, PA** **Closed** **\$449,000**



**MLS #ID:** PAYK2029454  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** HIGH POINTE  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:**  
**Condition:** Excellent

**Beds:** 4  
**Baths:** 3 / 1  
**Cls Price:** \$469,000  
**Cls Date:** 10/28/2022  
**Concessions:** \$0  
**AbvGrdFinSF:** 2,434 / Assessor  
**Lot Size:** 1a / 23,993.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2015  
**Basement:** Yes / Partially Finished  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Gorgeous Colonial conveniently located in south Hanover near shopping, restaurants, and schools. This 4 bedroom, 3.5 bath home comes with many extras/upgrades. First floor offers an open floor plan with a beautiful kitchen that features granite countertops, custom backsplash, and stainless appliances. The second floor consists of four large bedrooms, 2 full baths, and a sizeable laundry room. Primary bedroom offers a walk-in closet and full bath with Roman shower. New flooring upstairs and on stairs going to 2nd floor installed Sept. 2021. Finished basement (October 2019) has a full bath with a stand-up shower, built-in bar with sink, and plenty of area for seating, entertaining or just relaxing. Tired of being indoors? Step out onto your spacious deck with canopy, covered patio, or outdoor patio with built-in firepit. This house is stunningly beautiful and well maintained. The only thing missing is you! Schedule your showing today while there's still time. Nest thermostat and doorbell, alarm system, outdoor cameras, room darken custom blinds, built in desk in bedroom, TVs & Wall Mounts, storage cabinets in garage negotiable. Open House for Sunday, Sept 18 has been cancelled. In the process of accepting an offer.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**135 Outback Dr, Hanover, PA** **Pending** **\$449,900**



**MLS #ID:** PAYK2035744

**Prop Type:** Residential

**Structure Type:** Detached

**County:** York, PA

**Municipality:**

**MLS Area:** Penn Twp

**Subdiv/Ngh:** MELBOURNE MANOR

**School Dist:** South Western

**Ownership:** Fee Simple

**Garage Spaces:** 2

**Parking:** Asphalt Driveway

**Condition:** Excellent

**Beds:** 4

**Baths:** 2 / 2

**AbvGrdFinSF:** 2,676 / Estimated

**Lot Size:** 1a / 43,560.00sf

**Lot Dim:**

**Condo/HOA:** \$0

**New Constr:** No

**Year Built:** 2004

**Basement:** Yes / Full, Partially Finished, Wi

**Waterfront:** No

**Dock Type:**

**Sale Type:** Standard

**Remarks:** This beautiful custom home sits on a 1 acre lot new Codorus State Park. Owners have maticulously cared for and maintained this home. Luxury Vinyl Plank Bamboo flooring though out the first level and upper loft area. The kitchen has granite counter and over/under cabinet lighting and included the custom made island and display cabinets and drapes. You will love the well lite family room area and 4 Season room off the kitchen. The platform deck off the 4 Season room has built in lighting with remote contro and retractable awning. The rod iron staircase takes you to the second floor with an open loft area, The gorgous primary bedroom w/ vaulted ceilings, walk-in closet and awesome bath with a tile floor and a non-slip tile by the showerclawfoot tub area and double vanilty. Owner is leaving tv and fireplace for your convenience. The other 3 bedrooms also have a walk-in closet. 4th bedroom could be an in-home office and comes with desk, chairs, bookcase and curio cabinet The lower level recreation room includes sofa, chairs and side table. Also has a 2nd kitchen with appliances. island and table. Basement storage cabinets and metal sheving are also staying. See list in Associated docs of items staying and going. All windows have been coasted with ceramic glazing for privacy and efficiency. Owner also leaving lawn equiptment so you will be ready for Spring! Don't miss out on this opportunity, quicker than building with all the extras already included for your convenience.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**25 Boulder Rd, Hanover, PA** **Closed** **\$445,000**



<b>MLS #ID:</b>	PAYK2028176	<b>Beds:</b>	5	<b>Cls Price:</b>	\$445,000
<b>Prop Type:</b>	Residential	<b>Baths:</b>	3 / 1	<b>Cls Date:</b>	12/23/2022
<b>Structure Type:</b>	Detached			<b>Concessions:</b>	\$0
<b>County:</b>	York, PA	<b>AbvGrdFinSF:</b>	2,898 / Estimated		
<b>Municipality:</b>		<b>Lot Size:</b>	1a / 23,522.00sf		
<b>MLS Area:</b>	Penn Twp	<b>Lot Dim:</b>			
<b>Subdiv/Ngh:</b>	WHISPERING RUN	<b>Condo/HOA:</b>	\$0		
<b>School Dist:</b>	South Western	<b>New Constr:</b>	No		
<b>Sale Type:</b>	Standard	<b>Year Built:</b>	2008		
<b>Ownership:</b>	Fee Simple	<b>Basement:</b>	Yes / Combination, Connecting		
<b>Garage Spaces:</b>	2	<b>Waterfront:</b>	No		
<b>Parking:</b>	Asphalt Driveway	<b>Dock Type:</b>			
<b>Condition:</b>	Very Good				

**Remarks:** Less than 10 minutes away from beautiful Lake Marburg at Cadorus State Park for you to enjoy boating, fishing, swimming, kayaking, hiking, horse riding, disc golf or having a picnic. Come & see this large 5 bedroom 2 story country style home with front porch. This spacious country kitchen includes an oversized island with room for all your recipe books and gourmet kitchen gadgets. Each of the kitchen's base cabinets feature pull out shelves to double your storage and there is a double wide pantry for all of your dry goods. Off the kitchen the laundry room doubles as a mud room with entry into the double car garage with insulated doors and walls and a convenient utility sink. The rest of the main floor includes a kitchen eating area that overlooks serene Penn Township Park, so there are no neighbors behind you, but anyone can enjoy the large open area for outside games. The main floor also includes a dedicated office with a large bay window overlooking the back yard so you can work from home, a formal living room, and a large dining room with another bay window so you can see you dinner guests when they arrive. On the 2nd floor you will enjoy the 20 X 20 foot owner's suite with built in tv alcove, stunning walk in closet that matches the size of the owner's bathroom. The owner's bath has a ceramic walk in shower, luxury garden tub, double vanity and linen closet. The 75 gallon hot water heater will make sure your owner's garden tub soaks never get cold. 2 larger linen closets are on either ends of the hallway. A hall bath offers another double vanity, and 4 more bedrooms (including one with another walk in closet) complete this level. Stunning views of the Pigeon Hills can be seen from most front and side windows while the back windows overlook the park. The basement is full finished with a large recreation room which is ready for your pool table, as well as a hobby/craft room or play room, and a media/exercise room. NEW A/C installed in 2021 and 2022. Home built in 2008 and roof comes with its original 30 year architectural shingles with transferable warranty. There is a large storage room on the lower level & all of the mechanics are hidden by 6 panel doors where you will find a sump pump room under the laundry room & two 200 amp electrical boxes with room to add on behind the other. Internet can be provided. Fiber optic to the curb for lightning speeds and the entire house has two cat5e cable drops, 2 coax drops, & has fiber optics behind the plates for even faster future speeds. There is a Honeywell smart panel box which runs dedicated ethernet data for your hardwired smart tvs as well as dedicated fax/phone data, 2 Honeywell programmable 7 day thermostats for upper and lower zones, & low watt window candles that are built into deep window sills to welcome your guests. Well insulated double cell custom Levolor blinds which can be opened from the top down for additional privacy or from the standard bottom up will keep you cool in the summer and warm and toasty in the winter seasons. In fact the home features additional R-values for insulation as every wall includes a thicker board construction & not easily compromised foam boards. Real wood beam construction offers higher durability and fire retardation & the security system is tied into several smoke detectors as well as motion & carbon monoxide detectors to keep you sleeping peacefully at night. Lighting features include dimmers on the kitchen, recreation room, and hobby/craft room. There are specialty electrical outlets installed above the kitchen cabinets that turn on and off with one switch for those who want to decorate for the holidays or enjoy using firefly lamps in the summer. An intercom system which features an Am/FM/CD Player as well as a (digital input in the family room) runs throughout the entire house and also includes the front door's second door bell & back. The owner's bedroom, FR, and Rec are prewired for surround sound.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**12 Boulder Rd, Hanover, PA** **Pending** **\$440,000**



**MLS #ID:** PAYK2034890  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** WHISPER RUN  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:**  
**Condition:** Good

**Beds:** 5  
**Baths:** 3 / 1  
**AbvGrdFinSF:** 2,688 / Assessor  
**Lot Size:** 1a / 26,136.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2012  
**Basement:** Yes / Connecting Stairway, Day  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Don't miss out on this home that offers in-law quarters or a separate area for an older child This home is move-in ready with a room that is a formal living room/office. There is also a formal dining room, a family room with a gas fireplace, and a large kitchen with an island. There is also a sunroom room off the eat-in area of the kitchen. The finished basement offers a bedroom, full bath, and family room with a bar and mini fridge. There is also a separate entrance. So many opportunities in this area. The upstairs offers 4 large bedrooms including an owner's suite with a walk-in closet and master bath. There is a fenced yard with a patio and 2 car garage. This home sits in a desirable neighborhood in South Hanover that is close to schools, shopping, and restaurants. This won't be on the market long.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**10 Nace Dr, Hanover, PA** **Active** **\$429,900**



**MLS #ID:** PAYK2036596  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** West Manheim Twp  
**Subdiv/Ngh:** SOUTH POINTE  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:** Paved Driveway  
**Condition:** Very Good

**Beds:** 5  
**Baths:** 3 / 1  
**AbvGrdFinSF:** 3,039 / Assessor  
**Lot Size:** 0a / 15,002.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2006  
**Basement:** Yes / Daylight, Full, Improved, 1  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Looking for a true 5-bedroom home with over 3,000 above-ground sq. ft., as well as a finished basement in the Hanover area? Welcome to 10 Nace Drive! As you enter through the front door into the open foyer you'll immediately feel the grandeur of this home. On this first floor, you'll find a formal dining room with hardwood floors and a tray ceiling accent, and a bonus space with a bow window which could be a playroom/music room/sitting room/office - your choice. Moving along this first floor you'll find the expansive family room has a cozy gas fireplace and flows nicely into the kitchen space, which also connects to a breakfast room that can fit a 12-foot table and is filled with windows bringing in so much natural light. Off of the breakfast room, you'll be able to expand your living space outside onto the composite deck, which means low maintenance for you. Another convenience you'll find on this first floor is the laundry/mudroom off of the attached 2-car garage - keep those dirty shoes & clothes out of the main entrance. Now as we travel to the 2nd floor, you'll feel like royalty as you enter the primary suite via double doors - talk about convenience for moving that king-sized bed in there! The primary suite has a jacuzzi tub and a stall shower, as well as double sinks making getting ready for work (or bed) that much easier. There are 4 more bedrooms upstairs and one of them is oversized so if you need one of these rooms to be an office, this could be your opportunity! Lastly, I must point out that there is a finished walk-out basement space that contains a full bathroom as well, so it could double as a guest bedroom as needed, or just a really great space to exercise, homeschool, create a home office, you name it!





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

**158 Northview Dr, Hanover, PA** **Pending** **\$415,000**



**MLS #ID:** PAYK2035008  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** NORTHVIEW  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:** Paved Driveway  
**Condition:**

**Beds:** 3  
**Baths:** 2 / 1  
**AbvGrdFinSF:** 2,165 / Assessor  
**Lot Size:** 0a / 16,013.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 1994  
**Basement:** Yes / Full, Interior Access  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** This immaculately maintained colonial is ready to be loved by you! Surrounded by beautiful countryside and down the road from Codorus State Park, where you can enjoy all the outdoor fun while also being close to the many shopping and dining options of downtown Hanover, and a short drive to the Maryland Line. Enter through the open air foyer and turn left to enter the expansive sitting room with large bay window that flows into the spacious dining room. The stunning kitchen (updated in 2022) has fantastic cabinet space, stainless steel appliances, new granite countertops, a built-in wine rack, a moveable island and the perfect window nook to watch the sunrise as you drink your morning coffee as well as new LVP flooring throughout. Move through the kitchen and enter into the large, bright living room with new carpet and a wood burning fireplace with stunning panoramic view of the back deck. Out on the deck through the sliding glass door, all you overlook is stunning farmland and your large, fenced-in inground pool (new liner 2021 and new equipment 2020) - with privacy fencing and trees - as well as a hot tub. Space to entertain in truly all seasons with amazing views! Back inside, take a look up the vaulted ceilings to the second story above. Find access to the oversized 2 car garage, featuring extra storage above, as well as an updated powder room to finish the main level. Upstairs, find a large owner's suite with walk-in closet with built-in shelving and full bath (updated in 2021) with a vaulted ceiling, double vanity and fully enclosed glass shower. Two other spacious bedrooms, full bath with tub/shower combo, also updated, laundry, and a loft area that could easily be closed off to make a 4th bedroom complete the second level. The basement is fully finished with a large living room/family room space and separate room with matted flooring that has been converted into a home gym. Visit 158 Northview Dr and see for yourself the possibilities that await - this is truly a gem.





Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

665 W Middle St, Hanover, PA Closed \$450,000



**MLS #ID:** PAYK2028888  
**Prop Type:** Residential  
**Structure Type:** Detached  
**County:** York, PA  
**Municipality:**  
**MLS Area:** Penn Twp  
**Subdiv/Ngh:** NONE AVAILABLE  
**School Dist:** South Western  
**Ownership:** Fee Simple  
**Garage Spaces:** 2  
**Parking:**  
**Condition:**

**Beds:** 4  
**Baths:** 3  
**Cls Price:** \$415,000  
**Cls Date:** 11/18/2022  
**Concessions:** \$0  
**AbvGrdFinSF:** 2,838 / Assessor  
**Lot Size:** 0a / 5,998.00sf  
**Lot Dim:**  
**Condo/HOA:** \$0  
**New Constr:** No  
**Year Built:** 2016  
**Basement:** Yes / Full  
**Waterfront:** No  
**Dock Type:**

**Sale Type:** Standard

**Remarks:** Multi-Generational Home for Modern Lifestyles 665 W Middle St. Hanover The first house on the street was given new life with an expansive second story addition, covered front porch, stunning sunroom and 3 car garage attached to the home via a covered walkway. The renovation enabled 2 separate living levels that share access to the sunroom. The first level is the original 2- bedroom home, fully renovated, metered separately for electric and gas, creating an opportunity for in- law suite, adult children living area, or an Airbnb. The 2 nd floor has 2 bedrooms (one owner's suite, 2 full baths one with a jacuzzi tub, cathedral ceiling, outside deck sports trek decking and a wrought iron staircase, granite counter tops, beautiful decorative lighting. The basement level has a finished room for office or bedroom and unfinished storage area. Both levels have a full kitchen, gas fireplace and washer/dryer. The backyard oasis encompasses a tiered water feature, mature trees, covered porch and is enclosed with a 6 ft wood fence. Southwestern School District.





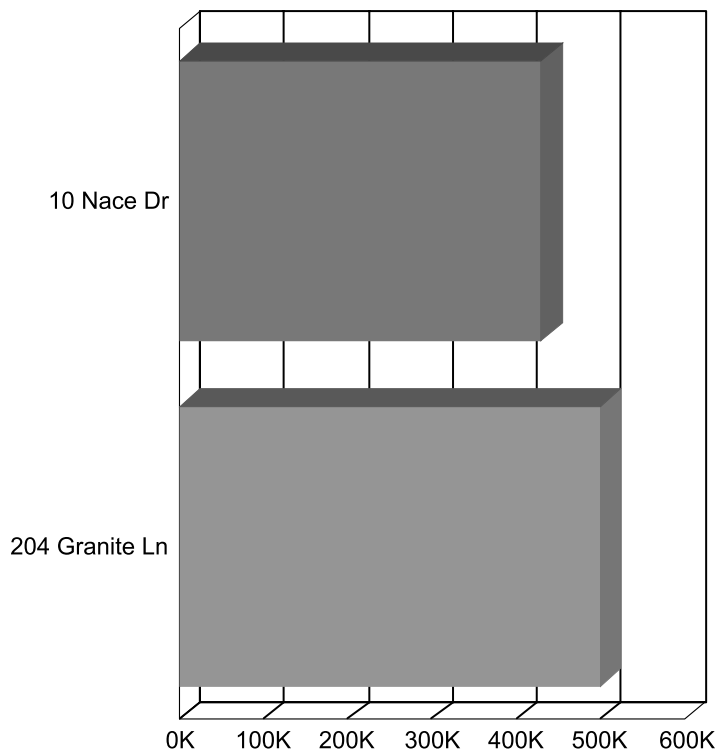
Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

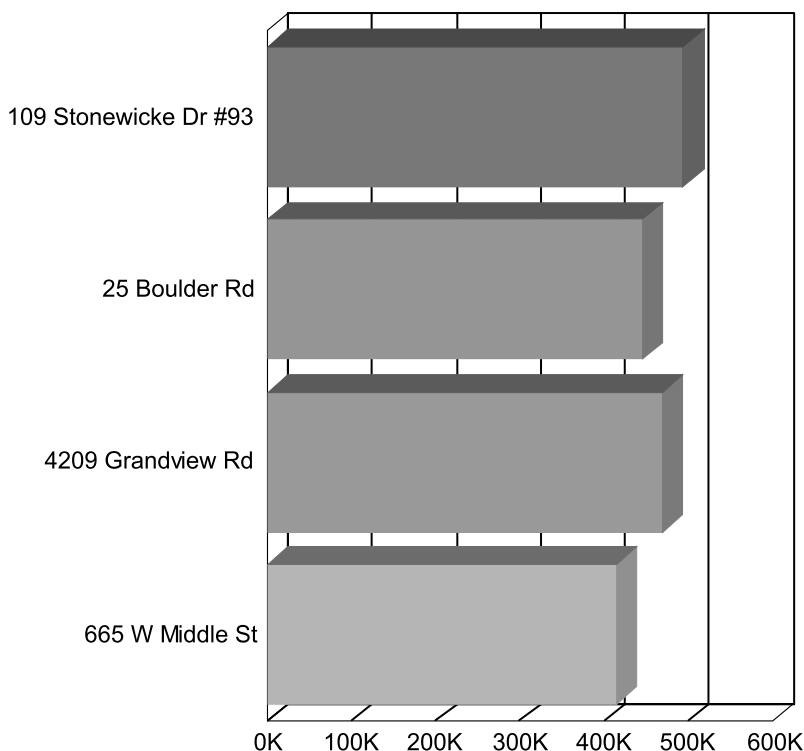
### Active Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$429,900</b>
Highest Price	<b>\$499,900</b>
Average Price	<b>\$464,900</b>
Avg. Price/SqFt	<b>\$160.55</b>
Avg DOM	<b>18</b>



### Closed Properties

Total # of Listings	<b>4</b>
Lowest Price	<b>\$415,000</b>
Highest Price	<b>\$493,999</b>
Average Price	<b>\$455,750</b>
Avg. Price/SqFt	<b>\$171.04</b>
Avg DOM	<b>34</b>







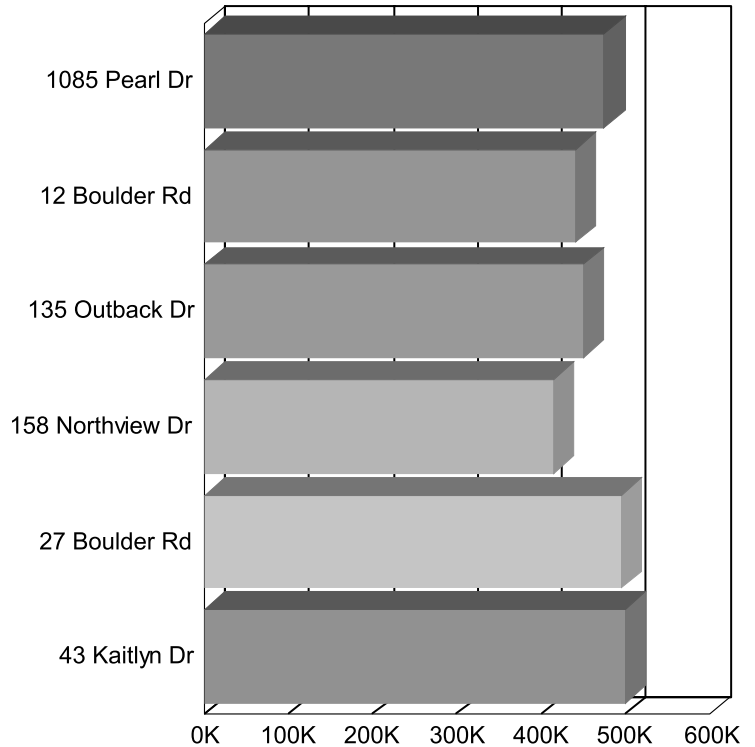
Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>6</b>
Lowest Price	<b>\$415,000</b>
Highest Price	<b>\$499,900</b>
Average Price	<b>\$462,450</b>
Avg. Price/SqFt	<b>\$169.39</b>
Avg DOM	<b>19</b>



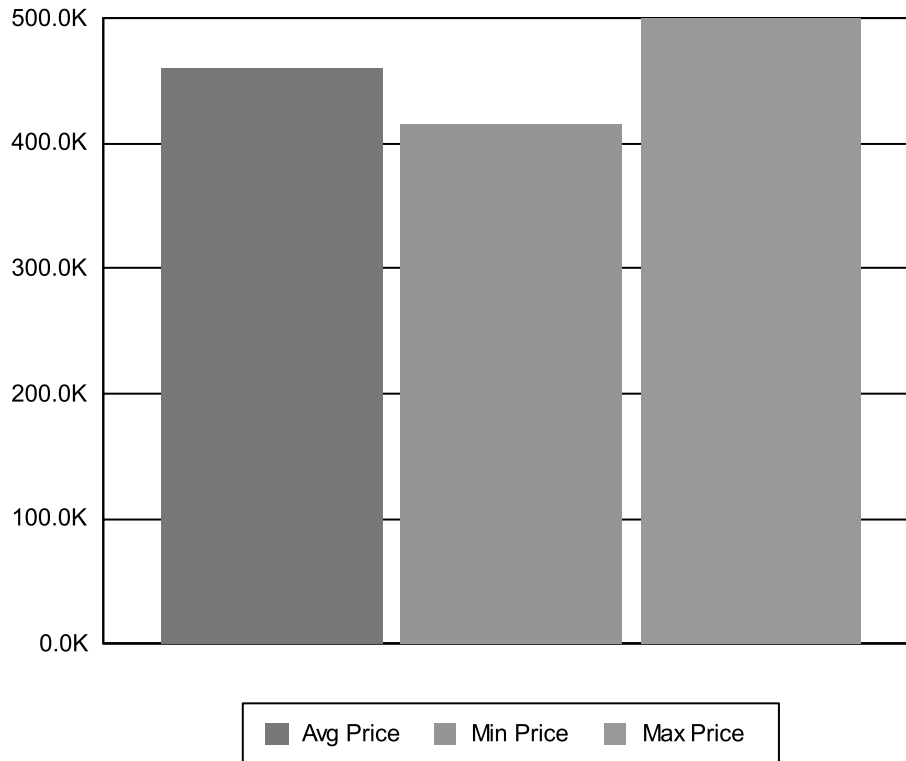


Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$429,900	\$499,900	\$464,900	\$160.55
Closed	\$415,000	\$493,999	\$455,750	\$171.04
Pending	\$415,000	\$499,900	\$462,450	\$169.39
<b>Totals / Averages</b>	<b>\$415,000</b>	<b>\$499,900</b>	<b>\$460,625</b>	<b>\$168.47</b>

### Closed Property Analysis

Address	List Price	Closed Price	Conc	DOM	%CP/LP	CP/Sqft
109 Stonewicke Dr #93	\$493,499	\$493,999	\$0	6	100.10%	\$191.70
4209 Grandview Rd	\$449,000	\$469,000	\$0	4	104.45%	\$192.69
25 Boulder Rd	\$445,000	\$445,000	\$0	93	100.00%	\$153.55
665 W Middle St	\$450,000	\$415,000	\$0	34	92.22%	\$146.23
<b>Total Averages</b>	<b>\$459,375</b>	<b>\$455,750</b>	<b>\$0</b>	<b>34.25</b>	<b>99.19%</b>	<b>\$171.04</b>



Monday, February 27, 2023

## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
ACT	204 Granite Ln	4	2 / 1	2,783	\$499,900				31
PND	43 Kaitlyn Dr	4	3 / 1	2,570	\$499,900				14
PND	27 Boulder Rd	4	2	3,365	\$495,000				68
CLS	109 Stonewicke Dr #93	4	2 / 1	2,577	\$493,499	\$493,999	\$0	09/28/2022	6
PND	1085 Pearl Dr	6	4 / 1	3,140	\$474,900				5
CLS	4209 Grandview Rd	4	3 / 1	2,434	\$449,000	\$469,000	\$0	10/28/2022	4
PND	135 Outback Dr	4	2 / 2	2,676	\$449,900				10
CLS	25 Boulder Rd	5	3 / 1	2,898	\$445,000	\$445,000	\$0	12/23/2022	93
PND	12 Boulder Rd	5	3 / 1	2,688	\$440,000				6
ACT	10 Nace Dr	5	3 / 1	3,039	\$429,900				5
PND	158 Northview Dr	3	2 / 1	2,165	\$415,000				8
CLS	665 W Middle St	4	3	2,838	\$450,000	\$415,000	\$0	11/18/2022	34





Monday, February 27, 2023

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
PAYK2035614	204 Granite Ln	4	2 / 1	2,783	0.57	31	\$499,900			01/23/2023
PAYK2036596	10 Nace Dr	5	3 / 1	3,039	0.34	5	\$429,900			02/13/2023
<b>Averages:</b>		<b>5</b>	<b>3/1</b>	<b>2,911</b>	<b>0.46</b>	<b>18</b>	<b>\$464,900</b>			

### Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
PAYK2028632	109 Stonewicke Dr #93	4	2 / 1	2,577	0.42	6	\$493,499	\$493,999		09/28/2022
PAYK2029454	4209 Grandview Rd	4	3 / 1	2,434	0.55	4	\$449,000	\$469,000		10/28/2022
PAYK2028176	25 Boulder Rd	5	3 / 1	2,898	0.54	93	\$445,000	\$445,000		12/23/2022
PAYK2028888	665 W Middle St	4	3	2,838	0.14	34	\$450,000	\$415,000		11/18/2022
<b>Averages:</b>		<b>4</b>	<b>3/1</b>	<b>2,687</b>	<b>0.41</b>	<b>34</b>	<b>\$459,375</b>	<b>\$455,750</b>		

### Status: Pending

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Pend Dt
PAYK2035808	43 Kaitlyn Dr	4	3 / 1	2,570	0.51	14	\$499,900			02/23/2023
PAYK2033254	27 Boulder Rd	4	2	3,365	0.53	68	\$495,000			01/24/2023
PAYK2036198	1085 Pearl Dr	6	4 / 1	3,140	0.51	5	\$474,900			02/13/2023
PAYK2035744	135 Outback Dr	4	2 / 2	2,676	1.00	10	\$449,900			02/06/2023
PAYK2034890	12 Boulder Rd	5	3 / 1	2,688	0.60	6	\$440,000			01/22/2023
PAYK2035008	158 Northview Dr	3	2 / 1	2,165	0.37	8	\$415,000			01/19/2023
<b>Averages:</b>		<b>4</b>	<b>3/1</b>	<b>2,767</b>	<b>0.59</b>	<b>19</b>	<b>\$462,450</b>			

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	2	\$464,900	\$160.55	\$464,900	\$429,900	\$499,900	209
Closed	4	\$455,750	\$171.04	\$457,000	\$415,000	\$493,999	34
Pending	6	\$462,450	\$169.39	\$462,400	\$415,000	\$499,900	19
<b>Total</b>	<b>12</b>	<b>\$460,625</b>	<b>\$168.47</b>	<b>\$459,450</b>	<b>\$415,000</b>	<b>\$499,900</b>	<b>55</b>



## Results Statistics

Prepared By: Susan M Hartman

Listings as of 02/27/23 at 2:15 pm

### Residential Sale

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
PAYK2036596	10 Nace Dr	Hanover	5	3 / 1	2006	0.34	3,039	\$141.46	\$429,900	5
PAYK2035614	204 Granite Ln	Hanover	4	2 / 1	2018	0.57	2,783	\$179.63	\$499,900	31

### # LISTINGS:

2	<b>Medians:</b>	5	3.5	2012	0.46	2,911	\$160.55	\$464,900	18
	<b>Minimums:</b>	4	3.0	2006	0.34	2,783	\$141.46	\$429,900	5
	<b>Maximums:</b>	5	4.0	2018	0.57	3,039	\$179.63	\$499,900	31
	<b>Averages:</b>	5	3.5	2012	0.46	2,911	\$160.55	\$464,900	18

### Pending Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
PAYK2035008	158 Northview Dr	Hanover	3	2 / 1	1994	0.37	2,165	\$191.69	\$415,000	8
PAYK2034890	12 Boulder Rd	Hanover	5	3 / 1	2012	0.60	2,688	\$163.69	\$440,000	6
PAYK2035744	135 Outback Dr	Hanover	4	2 / 2	2004	1.00	2,676	\$168.12	\$449,900	10
PAYK2036198	1085 Pearl Dr	Hanover	6	4 / 1	2017	0.51	3,140	\$151.24	\$474,900	5
PAYK2033254	27 Boulder Rd	Hanover	4	2	2008	0.53	3,365	\$147.10	\$495,000	68
PAYK2035808	43 Kaitlyn Dr	Hanover	4	3 / 1	2014	0.51	2,570	\$194.51	\$499,900	14

### # LISTINGS:

6	<b>Medians:</b>	4	4.0	2010	0.52	2,682	\$165.91	\$462,400	9
	<b>Minimums:</b>	3	2.0	1994	0.37	2,165	\$147.10	\$415,000	5
	<b>Maximums:</b>	6	5.0	2017	1.00	3,365	\$194.51	\$499,900	68
	<b>Averages:</b>	4	3.7	2008	0.59	2,767	\$169.39	\$462,450	19

### Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
PAYK2028888	665 W Middle St	Hanover	4	3	2016	0.14	2,838	\$146.23	\$450,000	\$415,000		11/18/2022	92.22	34
PAYK2028176	25 Boulder Rd	Hanover	5	3 / 1	2008	0.54	2,898	\$153.55	\$445,000	\$445,000		12/23/2022	100.00	93
PAYK2029454	4209 Grandview Rd	Hanover	4	3 / 1	2015	0.55	2,434	\$192.69	\$449,000	\$469,000		10/28/2022	104.45	4
PAYK2028632	109 Stonewicke Dr #93	Hanover	4	2 / 1	2022	0.42	2,577	\$191.70	\$493,499	\$493,999		09/28/2022	100.10	6

**Susan Hartman**  
RE/MAX Quality Service, Inc.  
Office Ph: (717) 632-5111  
Ph: (717) 634-7520

## Listings as of 02/27/23 at 2:15 pm

## Residential Sale

	4	3.5	2016	0.48	2,708	\$172.63	\$449,500	\$457,000	20
<b>Medians:</b>	4	3.5	2016	0.48	2,708	\$172.63	\$449,500	\$457,000	20
<b>Minimums:</b>	4	3.0	2008	0.14	2,434	\$146.23	\$445,000	\$415,000	4
<b>Maximums:</b>	5	4.0	2022	0.55	2,898	\$192.69	\$493,499	\$493,999	93
<b>Averages:</b>	4	3.5	2015	0.41	2,687	\$171.04	\$459,375	\$455,750	34

	Min	Max	Average	Median
List Price	\$415,000	\$499,900	\$461,833	\$449,950
Closed Price	\$415,000	\$493,999	\$455,750	\$457,000
DOM	4	93	24	9

Residential Stats - Analysis Detail Report

Active

2 LISTINGS

List Price	Orig. Price	= % of	DOM	CDOM	Age
\$499,900	\$499,900	100.00	31	233	5
\$429,900	\$429,900	100.00	5	184	17
Low	\$429,900	100.00	5	184	5
High	\$499,900	100.00	31	233	17
Median	\$464,900	100.00	18	209	11
Average	\$464,900	100.00	18	209	11

Pending

6 LISTINGS

List Price	Orig. Price	= % of	DOM	CDOM	Age
\$499,900	\$499,900	100.00	14	14	9
\$495,000	\$509,000	97.25	68	68	15
\$474,900	\$474,900	100.00	5	5	6
\$449,900	\$449,900	100.00	10	10	19
\$440,000	\$440,000	100.00	6	6	11
\$415,000	\$415,000	100.00	8	8	29
Low	\$415,000	97.25	5	5	6
High	\$499,900	100.00	68	68	29
Median	\$462,400	100.00	9	9	13
Average	\$462,450	99.54	19	19	15

## Residential Stats - Analysis Detail Report

### 4 LISTINGS

	Price when initially entered				Price at time of sale			
	Closed Price - Concession	=	Net Price	/	Orig. Price	=	% Of	
109 Stonewicke Dr #93	\$493,999	\$0	\$493,999	\$493,499.00	100.10	\$493,999	\$0	\$493,999
74209 Grandview Rd	\$469,000	\$0	\$469,000	\$449,000.00	104.45	\$469,000	\$0	\$469,000
95 Boulder Rd	\$445,000	\$0	\$445,000	\$490,000.00	90.82	\$445,000	\$0	\$445,000
9665 W Middle St	\$415,000	\$0	\$415,000	\$450,000.00	92.22	\$415,000	\$0	\$415,000
Low	\$415,000	\$0	\$415,000	\$449,000	90.82	\$415,000	\$0	\$415,000
High	\$493,999	\$0	\$493,999	\$493,499	104.45	\$493,999	\$0	\$493,999
Median	\$457,000	\$0	\$457,000	\$470,000	96.16	\$457,000	\$0	\$457,000
Average	\$455,750	\$0	\$455,750	\$470,625	96.90	\$455,750	\$0	\$455,750

### Report Totals Properties: 12

List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$415,000	90.82	\$415,000	\$0	\$415,000	4	4	1
High	\$499,900	104.45	\$493,999	\$0	\$493,999	93	233	29
Median	\$449,950	96.16	\$457,000	\$0	\$457,000	9	12	10
Average	\$461,833	96.90	\$455,750	\$0	\$455,750	24	55	12





Monday, February 27, 2023

## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Closed Price Statistics

Average Price: \$460,600  
High Price: \$499,900  
Median Price: \$459,500  
Low Price: \$415,000

#### Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$168  
High Price/Sq Ft: \$195  
Median Price/Sq Ft: \$166  
Low Price/Sq Ft: \$141

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for 464,900.

**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**





## CMA 4-Up Public Records Report

Monday, February 27, 2023

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	204 Granite Ln	43 Kaitlyn Dr	27 Boulder Rd
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp	Penn Twp	Penn Twp
Neighborhood				
Status	Public Record Comparable	Active	Pending	Pending
Closed Date	9/4/03			
List Price		\$499,900	\$499,900	\$495,000
Closed Price	\$294,900			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det	Single/Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Nominal		
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2.00	2.00	2.00
Year Built	1993	2018	2014	2008
Condition		Excellent		Very Good
Annual Tax	\$9,161	\$9,825	\$10,710	\$12,005
Tax Total Asmt	\$276,790	\$296,840	\$323,570	\$362,710
Lot Acres/SqFt	0.94a / 40859sf	1a / 24,799.00sf	1a / 22,002.00sf	1a / 23,087.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3,262	2,783	2,570	3,365
Total Bldg SF	3262	2,823	2,570	3,365
Total Units	0	0	0	0
Bedrooms	4	4	4	4
Baths	2 / 1	2 / 1	3 / 1	2
Garage Spaces		0	0	0
Parking Feat				
Basement	Full	Full	Full	Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool		False	False	False
DOM		31	14	68
MLS#	44-000-CE-0178-G0-0000	PAYK2035614	PAYK2035808	PAYK2033254





## CMA 4-Up Public Records Report

Monday, February 27, 2023

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	1085 Pearl Dr	135 Outback Dr	12 Boulder Rd
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp	Penn Twp	Penn Twp
Neighborhood				
Status	Public Record Comparable	Pending	Pending	Pending
Closed Date	9/4/03			
List Price		\$474,900	\$449,900	\$440,000
Closed Price	\$294,900			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det	Single/Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				Blanket Deed
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2.00	2.00	2.00
Year Built	1993	2017	2004	2012
Condition		Very Good	Excellent	Good
Annual Tax	\$9,161	\$10,809	\$8,578	\$9,305
Tax Total Asmt	\$276,790	\$326,580	\$259,170	\$281,125
Lot Acres/SqFt	0.94a / 40859sf	1a / 22,002.00sf	1a / 43,560.00sf	1a / 26,136.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3,262	3,140	2,676	2,688
Total Bldg SF	3262	3,140	2,536	3,589
Total Units	0	0	0	0
Bedrooms	4	5	4	5
Baths	2 / 1	4 / 1	2 / 2	3 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Full	Full	Full	Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool		True	False	False
DOM		5	10	6
MLS#	44-000-CE-0178-G0-0000	PAYK2036198	PAYK2035744	PAYK2034890



Monday, February 27, 2023

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	10 Nace Dr	158 Northview Dr	665 W Middle St
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	West Manheim Twp	Penn Twp	Penn Twp
Neighborhood				
Status	Public Record Comparable	Active	Pending	Closed
Closed Date	9/4/03			11/17/22
List Price		\$429,900	\$415,000	\$450,000
Closed Price	\$294,900			\$415,000
Concessions				No, \$0
Financing				Cash
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det	Multi-Fam/Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				
Style	Colonial	Colonial	Colonial	
Levels/Stories		2.00	2.00	2.00
Year Built	1993	2006	1994	1947
Condition		Very Good		
Annual Tax	\$9,161	\$12,483	\$7,918	\$7,887
Tax Total Asmt	\$276,790	\$378,280	\$239,230	\$238,280
Lot Acres/SqFt	0.94a / 40859sf	0a / 15,002.00sf	0a / 16,013.00sf	0a / 5,998.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3,262	3,039	2,165	2,838
Total Bldg SF	3262	4,039	2,525	2,902
Total Units	0	0	0	0
Bedrooms	4	5	3	4
Baths	2 / 1	3 / 1	2 / 1	3
Garage Spaces		0	0	0
Parking Feat				
Basement	Full	Full	Full	Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool		False	True	False
DOM		5	8	34
MLS#	44-000-CE-0178-G0-0000	PAYK2036596	PAYK2035008	PAYK2028888





Monday, February 27, 2023

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	25 Boulder Rd	4209 Grandview Rd	109 Stonewicke Dr #93
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp	Penn Twp	Penn Twp
Neighborhood				
Status	Public Record Comparable	Closed	Closed	Closed
Closed Date	9/4/03	12/19/22	10/28/22	
List Price		\$445,000	\$449,000	\$493,499
Closed Price	\$294,900	\$445,000	\$469,000	\$493,499
Concessions		No, \$0	No, \$0	No, \$0
Financing		Conventional	Conventional	Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det	Single/Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2.00	2.00	2.00
Year Built	1993	2008	2015	2022
Condition		Very Good	Excellent	Excellent
Annual Tax	\$9,161	\$10,923	\$8,997	\$9,100
Tax Total Asmt	\$276,790	\$330,000	\$271,840	\$274,950
Lot Acres/SqFt	0.94a / 40859sf	1a / 23,522.00sf	1a / 23,993.00sf	0a / 18,295.00sf
Lot Dimension				0.00 x 0.00
Waterfront		No	No	No
Abv Grd Fin SF	3,262	2,898	2,434	2,577
Total Bldg SF	3262	3,676	3,334	2,338
Total Units	0	0	0	0
Bedrooms	4	5	4	4
Baths	2 / 1	3 / 1	3 / 1	2 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Full	Full	Full	Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool		False	False	False
DOM		93	4	6
MLS#	44-000-CE-0178-G0-0000(	PAYK2028176	PAYK2029454	PAYK2028632





Monday, February 27, 2023

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	204 Granite Ln	43 Kaitlyn Dr	27 Boulder Rd
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp - York County (15'	Penn Twp - York County (15'	Penn Twp - York County (15'
Neighborhood		THORNBURY HUNT	HIGH POINTE NORTH	WHISPERING RUN
Status	Public Record Comparable	Active	Pending	Pending
Closed Date	9/4/03			
List Price		\$499,900	\$499,900	\$495,000
Closed Price	\$294,900			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2	2	2
Year Built	1993	2018	2014	2008
Condition		Excellent		Very Good
Annual Tax	\$9,161	\$9,614	\$10,710	\$12,005
Tax Total Asmt	\$276,790	\$296,840	\$323,570	\$362,710
Lot Acres/SqFt	0.94a / 40859sf	1a / 24,799.00sf	1a / 22,002.00sf	1a / 23,087.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3262	2,783	2,570	3,365
Blw Grd Fin SF		0	1,108	760
Total Bldg SF	3262	4,048	4,134	4,550
Total Units	0	0	0	0
Bedrooms	4	4	4	4
Baths	2 / 1	2 / 1	3 / 1	2
Garage Spaces		2	3	3
Parking Feat		Asphalt Driveway	Asphalt Driveway	
Basement	Full	Rough Bath Plumb, Space F	Full, Outside Entrance, Partic	Full, Heated, Improved, Outs
Cooling	Central A/C	Central A/C	Central A/C, Zoned	Central A/C
Heat		Forced Air	Forced Air, Humidifier, Zoned	Forced Air
Pool		No Pool	No Pool	No Pool
DOM		31	14	68
MLS#	44-000-CE-0178-G0-00000	PAYK2035614	PAYK2035808	PAYK2033254



Monday, February 27, 2023

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	109 Stonewicke Dr #93	1085 Pearl Dr	4209 Grandview Rd
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp - York County (15'	Penn Twp - York County (15'	Penn Twp - York County (15'
Neighborhood		STONEWICKE	WHISPERING RUN	HIGH POINTE
Status	Public Record Comparable	Closed	Pending	Closed
Closed Date	9/4/03	09/28/2022		10/28/2022
List Price		\$493,499	\$474,900	\$449,000
Closed Price	\$294,900	\$493,999		\$469,000
Concessions		No, \$0		No, \$0
Financing		Conventional		Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2	2	2
Year Built	1993	2022	2017	2015
Condition		Excellent	Very Good	Excellent
Annual Tax	\$9,161	\$1,644	\$10,809	\$8,997
Tax Total Asmt	\$276,790	\$50,760	\$326,580	\$271,840
Lot Acres/SqFt	0.94a / 40859sf	0a / 18,295.00sf	1a / 22,002.00sf	1a / 23,993.00sf
Lot Dimension		0.00 x 0.00		
Waterfront		No	No	No
Abv Grd Fin SF	3262	2,577	3,140	2,434
Blw Grd Fin SF		0	120	900
Total Bldg SF	3262	3,733	3,260	3,334
Total Units	0	0	0	0
Bedrooms	4	4	6	4
Baths	2 / 1	2 / 1	4 / 1	3 / 1
Garage Spaces		2	2	2
Parking Feat				
Basement	Full	Connecting Stairway, Full, P	Full, Interior Access, Outside	Partially Finished
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat		90% Forced Air	Forced Air	Forced Air
Pool		No Pool	Yes - Personal	No Pool
DOM		6	5	4
MLS#	44-000-CE-0178-G0-0000C	PAYK2028632	PAYK2036198	PAYK2029454



Monday, February 27, 2023

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	35 Anthony Ave	135 Outback Dr	25 Boulder Rd	12 Boulder Rd
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	Penn Twp - York County (15'	Penn Twp - York County (15'	Penn Twp - York County (15'
Neighborhood		MELBOURNE MANOR	WHISPERING RUN	WHISPER RUN
Status	Public Record Comparable	Pending	Closed	Pending
Closed Date	9/4/03		12/23/2022	
List Price		\$449,900	\$445,000	\$440,000
Closed Price	\$294,900		\$445,000	
Concessions			No, \$0	
Financing			Conventional	
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2	2	2
Year Built	1993	2004	2008	2012
Condition		Excellent	Very Good	Good
Annual Tax	\$9,161	\$8,578	\$10,688	\$9,305
Tax Total Asmt	\$276,790	\$259,170	\$330,000	\$281,125
Lot Acres/SqFt	0.94a / 40859sf	1a / 43,560.00sf	1a / 23,522.00sf	1a / 26,136.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3262	2,676	2,898	2,688
Blw Grd Fin SF		360	1,000	901
Total Bldg SF	3262	3,036	4,118	3,589
Total Units	0	0	0	0
Bedrooms	4	4	5	5
Baths	2 / 1	2 / 2	3 / 1	3 / 1
Garage Spaces		2	2	2
Parking Feat		Asphalt Driveway	Asphalt Driveway	
Basement	Full	Full, Partially Finished, Wind	Combination, Connecting Sta	Connecting Stairway, Dayligh
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat		Central, Forced Air, Wall Unit	90% Forced Air, Energy Star	Forced Air
Pool		No Pool	No Pool	No Pool
DOM		10	93	6
MLS#	44-000-CE-0178-G0-00000	PAYK2035744	PAYK2028176	PAYK2034890







Monday, February 27, 2023

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



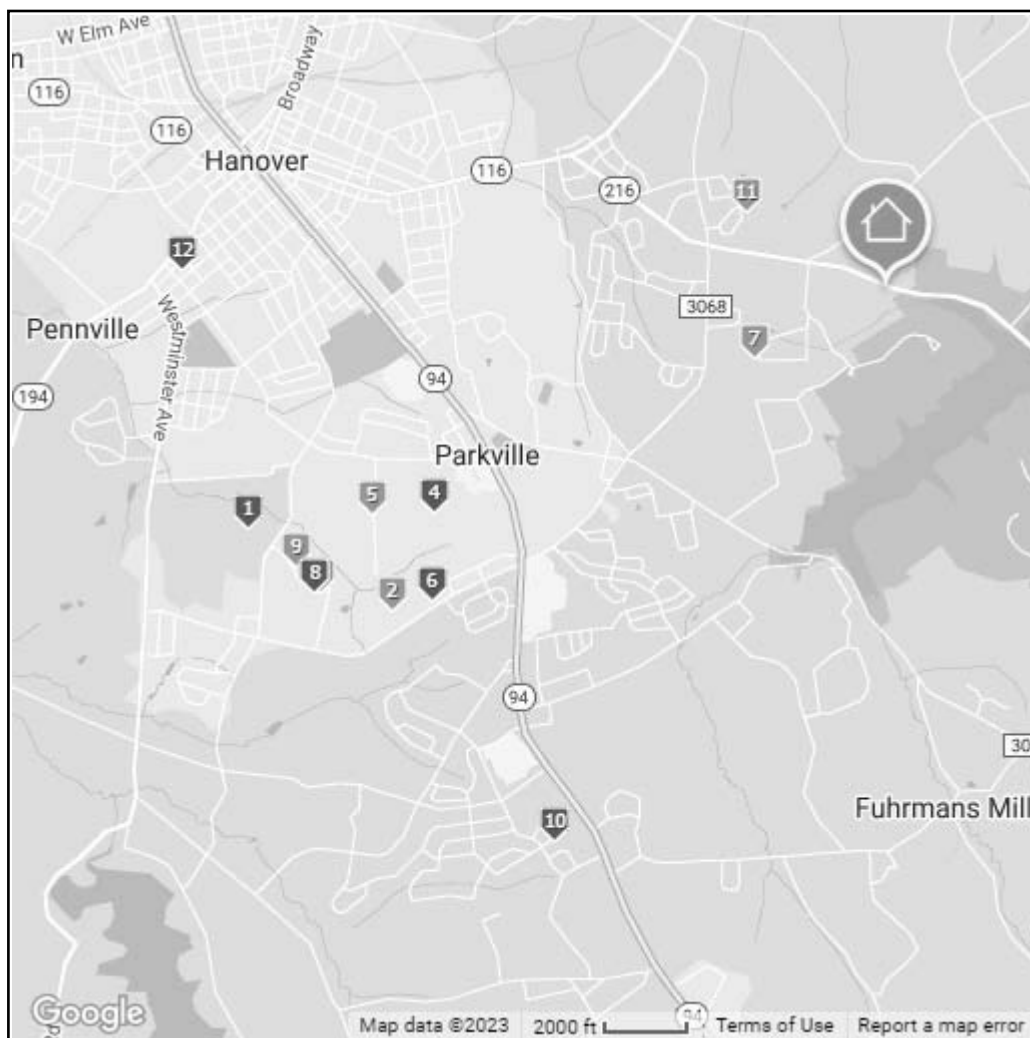
Address	35 Anthony Ave	10 Nace Dr	158 Northview Dr	665 W Middle St
County	York, PA	York, PA	York, PA	York, PA
Municipality	Penn Twp	West Manheim Twp - York C	Penn Twp - York County (15	Penn Twp - York County (15
Neighborhood		SOUTH POINTE	NORTHVIEW	NONE AVAILABLE
Status	Public Record Comparable	Active	Pending	Closed
Closed Date	9/4/03			11/18/2022
List Price		\$429,900	\$415,000	\$450,000
Closed Price	\$294,900			\$415,000
Concessions				No, \$0
Financing				Cash
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories		2	2	2
Year Built	1993	2006	1994	2016
Condition		Very Good		
Annual Tax	\$9,161	\$12,483	\$7,918	\$7,887
Tax Total Asmt	\$276,790	\$378,280	\$239,230	\$238,280
Lot Acres/SqFt	0.94a / 40859sf	0a / 15,002.00sf	0a / 16,013.00sf	0a / 5,998.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	3262	3,039	2,165	2,838
Blw Grd Fin SF		1,000	0	0
Total Bldg SF	3262	4,039	2,165	2,838
Total Units	0	0	0	0
Bedrooms	4	5	3	4
Baths	2 / 1	3 / 1	2 / 1	3
Garage Spaces		2	2	2
Parking Feat		Paved Driveway	Paved Driveway	
Basement	Full	Daylight, Full, Improved, Inte	Full, Interior Access	Full
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat		Forced Air	Forced Air	Forced Air
Pool		No Pool	Yes - Personal	No Pool
DOM		5	8	34
MLS#	44-000-CE-0178-G0-0000C	PAYK2036596	PAYK2035008	PAYK2028888



Monday, February 27, 2023

## CMA Map

This page displays the Map for the CMA Subject and your comparables.



35 Anthony Ave

- 1 204 Granite Ln
- 2 43 Kaitlyn Dr
- 3 27 Boulder Rd
- 4 109 Stonewicke Dr #93
- 5 1085 Pearl Dr
- 6 4209 Grandview Rd
- 7 135 Outback Dr
- 8 25 Boulder Rd
- 9 12 Boulder Rd
- 10 10 Nace Dr
- 11 158 Northview Dr
- 12 665 W Middle St

